

	Property Details	
Owner Name(s):	SMITH, JANET M. & DAVID A.	Listed on Tax Record
ssessor's Parcel Number:	R394754	APN, Property ID, Map-Tax-Lot ID, Geo ID, Account #
ddress:	Cardinal Dr, Bonanza, OR 97623	#, street name, city, state, zip
ounty:	Klamath County, Oregon	County property is located in
ubdivsion:	KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4	Is the property in a subdivision?
t number:	30	What is the lot number (If applicable)
egal Description:	KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 Block - 97 Lot - 30	Listed on Tax Record
RS:	T37s R11e S26	Township, Range & Section (If applicable)
arcel size:	2.27 acres	What is the acre size
errain type:	Plain	What is the land like? (desert/forest/hill/mountain/plain)
lotes:	N/A	Anything you think is impartant to note?
	*Property Location / Access	
		luni et e
loogle map link:	https://goo.gl/maps/cPTizamcWMtD3Uqh8	Link to property from google maps
PS Coordinates:	42.336593, -121.380890	Coordinates for this property
GPS Coordinates (4 corners):	42.397299, 1-21.381272 NW 42.337296, -121.380538 NE 42.335927, 1-21.380538 SE 42.335933, -121.381270 SW	Coordinates from all 4 comers of this property
ccess to property:	Cardinal Drive	Is there direct access to property if so what roads/streets?
toad surface/type:	Dirt	What are the roads like (dirt/paved,etc)?
Vho maintains roads:	County	City or County or not maintained?
losest highways:	OR-140	Use google map
losest major city:	Klamath Falls, Oregon (31.4 miles; 47 minutes)	Use google map to get mileage/locations
losest major city:	Bonanza, Oregon 97623 (12.7 miles; 20 minutes)	Use google map to get mileage/locations
losest gas station:	Fuel Commander Cardiock - Ed Staub & Sons, 3419 Harpold Rd, Bonanza, OR 97623 (13.1 miles; 21 minutes)	Use google map to get mileage/locations
learby attractions:	Crater Lake Trolley, 445 S Spring St, Klamath Falls, OR 97603 (31.5 miles; 46 minutes)	Use google to get mileage/locations
learby attractions: Valk Score:	Crater Lake Trolley, 445 S Spring St, Klamath Falls, OK 97603 (31.5 miles; 46 minutes) 0/100 Car Dependent	
Valk Score: like Score:	0/100 Car Dependent N/A	Use walkscore.com to get walk score Use walkscore.com to get bike score
Intes:	N/A	
otes:	Property Tax Information	Anything you think is important to note?
ssesed property value:	\$4,400.00	Per Assesor's Website
lack taxes owed? If so amount owed:	Yes. \$55.97	Yes/ No & Amount if applicable
ax Liens? If so amount owed:	No.	Yes/ No & Amount if applicable
nnual property taxes:	\$55.48	Yearly amount found from county website
Votes:	N/A	Anything you think is important to note
	Zoning & Restriction Information	
Zoning / Property use code:	Rural Residential - R-2	What is the property zoned for?
What can be built on the property?	One Single Family or Manufactured home Please see the attachment for more details	Homes, buildings, barns, etc
ime limit to build?	No time limit - inspections need to be passed every 6 months.	Find out county time lines for building
s camping allowed?	Yes	Is camping allowed? Yes/No
Camping restrictions if any:	21 days in a 6 month period - 42 days total in a year.	Details on camping if allowed
re RV's allowed?	Yes	Are RV's allowed? Yes/No
tV restrictions if any:	21 days in a 6 month period - 42 days total in a year.	Details on RV's if allowed
re mobile homes allowed?	Yes	
fobile home restrictions if any:		Are mobile homes allowed? Yes/No
	Any home manufactured after 1976 is allowed .	Details on mobile homes if allowed
	County does not have any information about this. Better to confirm with a title company or the owner.	Details on mobile homes if allowed Is the land part of an existing Home owners association?
IOA or POA dues if any:	County does not have any information about this. Better to confirm with a title company or the owner. Found this link online. https://kfleunit1hoa.com/ - But they can only provide information to the owner.	Details on mobile homes if allowed is the land part of an existing Home owners association? What are the dues?
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